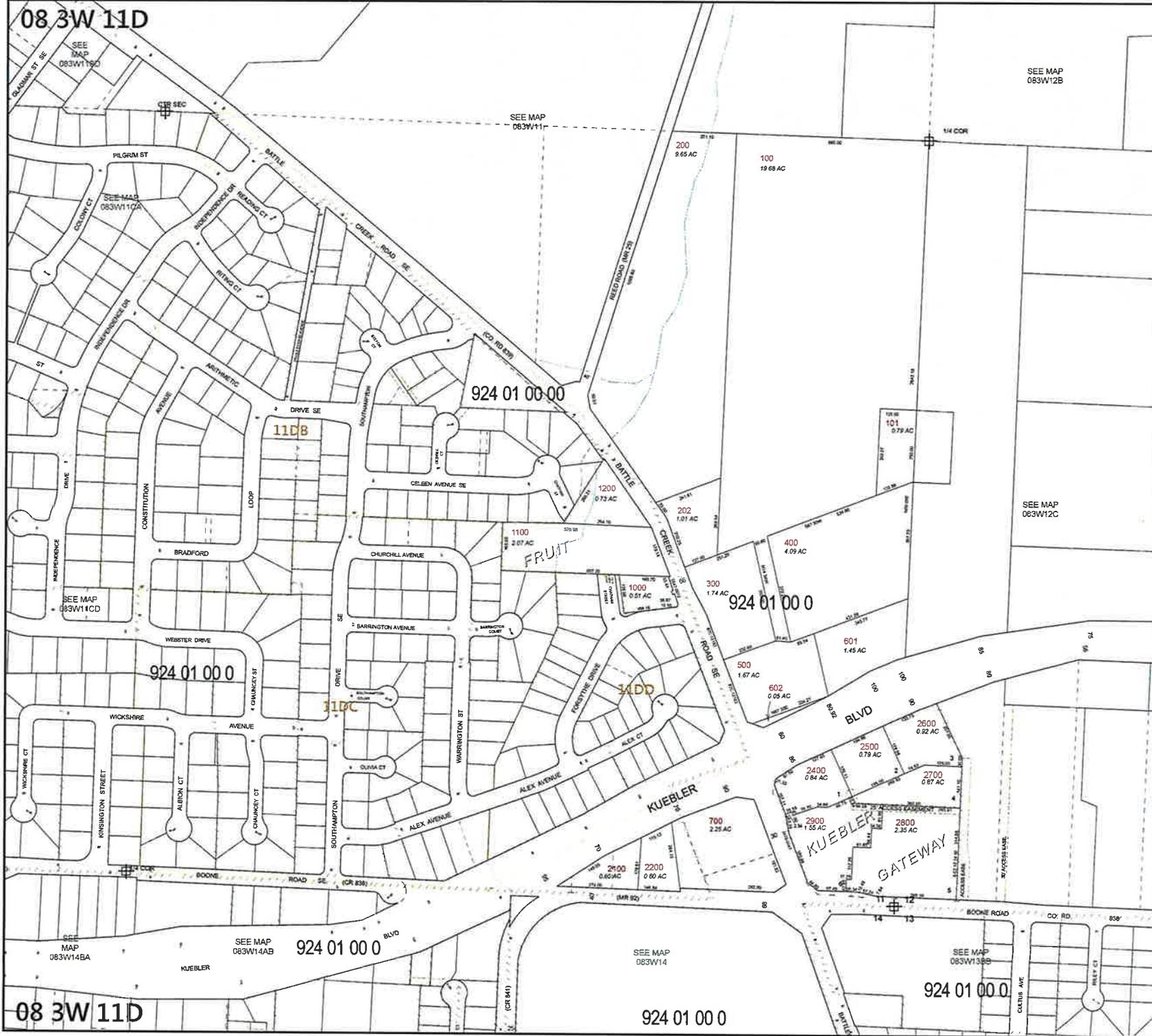


08 3W 11D

08 3W 11D
SALEM



SEE MAP
083W12B

SEE MAP
083W11

SEE MAP
083W12C

SEE MAP
083W14

SEE MAP
083W13B

SEE MAP
083W11CD

SEE MAP
083W11CA

SEE MAP
083W112D

SEE MAP
083W14BA

SEE MAP
083W14AB

08 3W 11D

924 01 00 0

924 01 00 0



MARION COUNTY, OREGON
SE1/4 SEC11 T8S R3W W.M.
SCALE 1" = 200'

LEGEND

LINE TYPES

- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Flat Bndry
- Waterline - Taxlot Bndry
- Historical Boundary
- Easement
- Railroad Centerline
- Taxcode Line
- Map Boundary
- Waterline - Non Bndry

CORNER TYPES

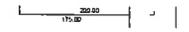
- + 1/16TH Section Cor.
- ⊙ DLC Corner
- ⊕ 1/4 Section Cor.
- ⊕ 16, 15
21' 22' Section Corner

NUMBERS

Tax Code Number
000 00 00 0
Acreage All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS		
301	1400	2302
301	1500	2303
501	1600	
502	1601	
500	1700	
603	1800	
700A1	1801	
701	1900	
702	1901	
703	2000	
800	2001	
801	2002	
900	2101	
901	2102	
902	2201	
1001	2300	
1500	2301	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



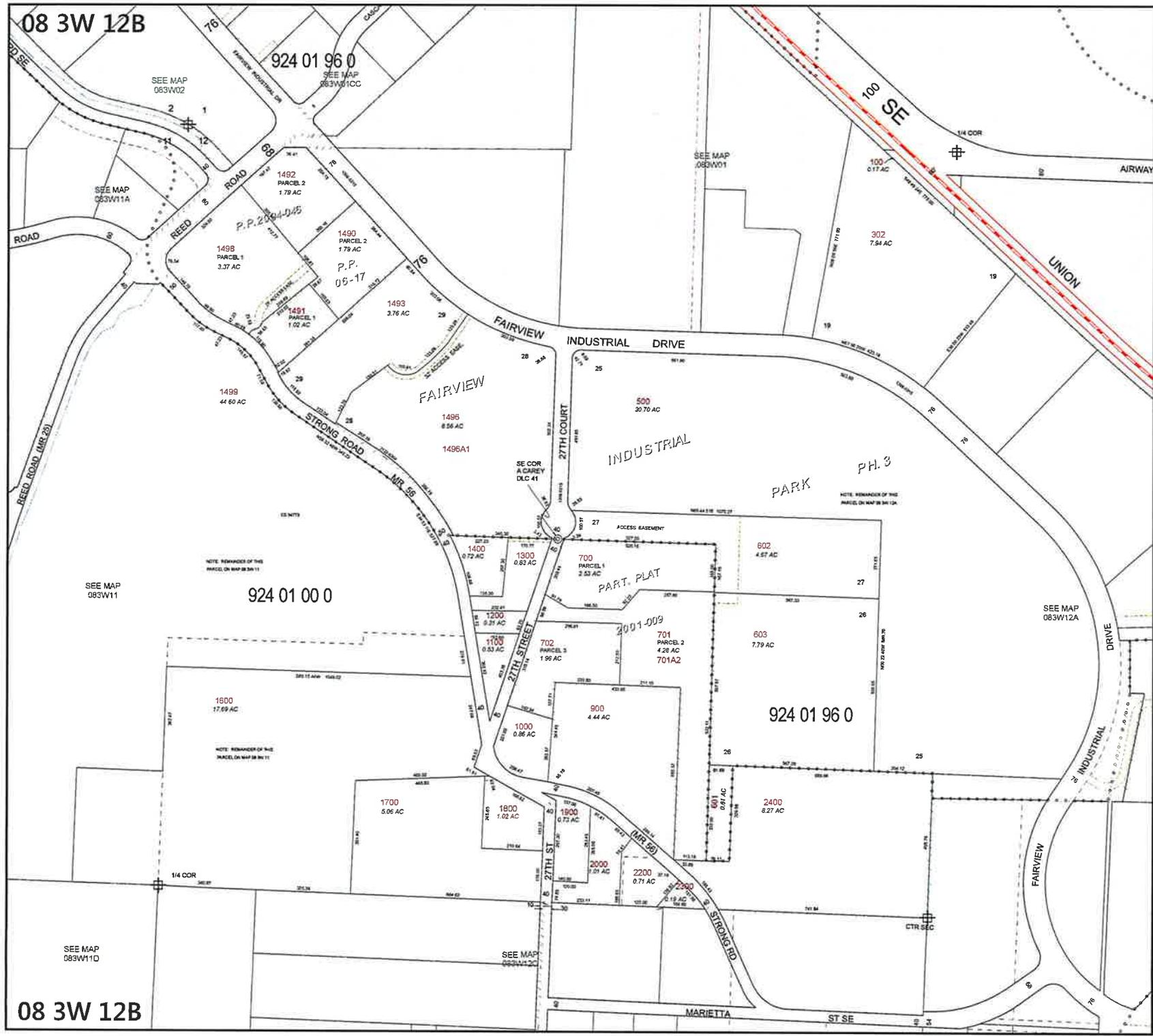
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 1/24/2018

SALEM
08 3W 11D

08 3W 12B

08 3W 12B
SALEM



MARION COUNTY, OREGON
 NW1/4 SEC12 T8S R3W W.M.
 SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊕ 1/4 Section Cor.
 - ⊙ DLC Corner
 - 16 15 Section Corner
 - 21 ⊕

- NUMBERS**
- Tax Code Number
 - 000 00 00 0
 - Acreage 0.25 AC
 - All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

- NOTES**
- Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

200	1488A1
201	1488A2
202	1488A3
300	1500
301	1601
400	2100
401	
402	
501	
502	
503	
600	
700A1	
701A1	
800	
1484	
1487	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 1/24/2018

SALEM
08 3W 12B

08 3W 12B

FATCO 1584124

Space above this line for Recorder's use.

After recording, return to:

Battle Creek, LLC

Attn Julie Singer

5450 Zena Road NW

Salem, Oregon 97304

Send tax statements to:

(same)

STATUTORY BARGAIN AND SALE DEED

The State of Oregon, acting by and through the Oregon Youth Authority, Grantor, conveys to Battle Creek, LLC, Grantee, the property described in the attached Exhibit A ("the Property") subject to the terms, conditions and reservations set forth below,

Reservation of Mineral Estate

Grantor excepts and reserves to itself, its successors and assigns all "minerals" as defined in ORS 273.775(1), including soil, clay, stone, sand and gravel, and all geothermal resources, as defined in ORS 273.775(2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for, and removing, such minerals, materials and geothermal resources. In the event use of the Property by a surface rights owner would be damaged by one or more of the activities described above, then such owner shall be entitled to compensation from the state's lessee to the extent of the diminution in value of the real property, based on the actual use by the surface owner at the time the state's lessee conducts any of the above activities.

The true and actual consideration for the conveyance is the exchange of an equivalent parcel of land to be deeded to Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR

COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 1 day of February 2011.

STATE OF OREGON, acting by and through its Oregon Youth Authority

By: [Signature]
Colette S. Peters, Director

STATE OF OREGON)
) ss.
County of Marion)

On this 1st day of February, 2011, before me personally appeared Colette S. Peters, Director, who being duly sworn stated that she has the authority to sign the document as the Director of the Oregon Youth Authority, and acknowledged the foregoing instrument to be the voluntary act of the Oregon Youth Authority, and that he executed the foregoing instrument on behalf of said state agency, acting on behalf of the State of Oregon.

Jean Marie Bergen
NOTARY PUBLIC FOR OREGON
My commission Expires: 4/6/13



*Jean Marie Bergen

Exhibit A

Beginning at the $\frac{1}{4}$ Corner of section 11 and 12, township 8 South, Range 3 West, in the Willamette Meridian, City of Salem, Marion County, Oregon; thence North $00^{\circ}25'53''$ East 395.00 feet; thence South $89^{\circ}35'40''$ West 299.22 feet; thence South $00^{\circ}25'53''$ East 395.00 feet; thence North $89^{\circ}35'40''$ East 299.22 feet to the point of beginning. Containing 2.71 acres of land more or less.

REEL: 3257

PAGE: 222

February 04, 2011, 10:57 am.

CONTROL #: 288079

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

After recording return to:

Robert W. Nunn
Sussman Shank LLP
Suite 1400
1000 SW Broadway
Portland, OR 97205-3089

Send all tax statements to:

Robert W. Nunn
0841 SW Gaines Street, Unit 606
Portland, OR 97239

WARRANTY DEED

Robert W. Nunn, Grantor, conveys and warrants to Pringle Creek LLC, an Oregon limited liability company, Grantee, all of Grantor's tenant in common interest in the real property described on Exhibit A.

The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law are limited to the amount, nature, and terms of any right or indemnification available to Grantor under any title insurance policy. Grantor has no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under a title insurance policy.

The property is free of encumbrances except (a) as specifically set forth herein, (b) encumbrances ascertainable from viewing the property, and (c) encumbrances, covenants, conditions, restrictions, and easements of record.

The true and actual consideration for this transfer is \$-0- and consists of or includes other property or other value given or promised.

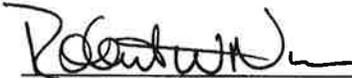
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR

FATCO 5-2014

215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 15 day of November, 2013.

GRANTOR:


Robert W. Nunn

STATE OF OREGON)
County of Multnomah) ss.

This instrument was acknowledged before me on November 15, 2013 by Robert W. Nunn.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 4/5/16

16923-002|PRINGLE CREEK WARRANTY DEED (01722624);1

Exhibit A

Beginning at a point which is 315.48 feet N. 89° 49' W. and 1223.41 feet N. 22° 30' W. and 301.80 feet N. 67° 30' E. from the Southeast corner of Section 11 in Township 8 South, Range 3 West of the Willamette Meridian In Marion County, Oregon; thence S. 14° 34' E. 370.20 feet; thence N. 67° 30' E. 429.93 feet to a point on the East line of said Section, which point is 1064.65 feet N. 0° 30' E. from the Southeast corner of said Section; thence N. 0° 30' E. along said East line 397.79 feet; thence S. 67° 30' W. 534.60 feet to the place of beginning and containing 4.07 acres of land.

Together with an easement for road and right-of-way purposes over the following described parcel, beginning at a point which is located North 89° 49' West 315.48 feet and North 22° 30' West 1,223.41 feet and North 67° 30' East 30.00 feet from the Southeast corner of Section 11, Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon;

Thence from said point of beginning continuing North 67° 30' East 351.80 feet to a point on the northerly line of a tract of land described in Deed Book 469, page 411 of Marion County Deed Records;

Thence North 22° 30' West 50.00 feet to a point;

Thence South 67°30' West 351.80 feet to a point on the easterly right-of-way line of Battle Creek Road (Market Road No. 25);

Thence South 22° 30' East along said easterly right-of-way line 50.00 feet to the point of beginning.

REEL: 3602

PAGE: 265

May 07, 2014, 11:26 am.

CONTROL #: 360612

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 56.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

UNTIL FURTHER NOTICE, SEND ALL TAX STATEMENTS TO:

Boulder Hill LLC
Robert W. Nunn, Manager
1000 SW Broadway, Suite 1400
Portland, OR 97205-3089

REEL PAGE
1950 327

AFTER COMPLETING RECORDING, RETURN THIS DOCUMENT TO:

Evans, Freeby & Jennings, LLP
Attorneys at Law
280 Court St. NE
Salem, OR 97301

BARGAIN AND SALE DEED

**ROBERT W. NUNN, Trustee under the
EVELYN M. COBURN LIVING TRUST, dated March 15, 1995, GRANTOR**

Conveys to

**BOULDER HILL LLC, an Oregon Manager-Managed Limited Liability Company
GRANTEE**

All the following real property situated in Marion County, State of Oregon, specifically described on Exhibit "A" hereto and by this reference incorporated herein, generally described as: Tax Lot 100, Tax Account No. R32164; Tax Lot 200, Tax Account No. R32163, and Tax Lot 601, Tax Account No. R32158.

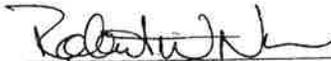
The true and actual consideration for this transfer is other than money.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 23rd day of May, 2002.

GRANTOR

Evelyn M. Coburn Living Trust, dated March 15, 1995

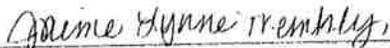


By: Robert W. Nunn, Trustee

STATE OF OREGON, County of Marion

) ss.

Personally appeared before me this 23rd day of May, 2002, Robert W. Nunn, as Trustee and acknowledged the foregoing instrument to be his voluntary act.



Notary Public for Oregon

My Commission Expires: 11 18 03



MAY 29 2002

EXHIBIT A

LEGAL DESCRIPTION

Map 8S-3W-11D; Tax Lots 100, 200, and 601:

Tax Lot 100
Account No. R32164

Beginning at the Northeast corner of the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 0° 30' West along the East line of said Section, a distance of 929.74 feet, more or less, to the North line of that tract of land described in Document No. 116205 Circuit Court Journal for Marion County; thence westerly along the North line of said tract, a distance of 125.00 feet; thence South 0° 30' West parallel with the East line of said Section 11, a distance of 303.27 feet to a point on the northerly line of that tract of land conveyed to Kathryn L. Young, Linda S. Schaeffers and Robert W. Nunn by deed recorded in Reel 1021, Page 231, Deed Records for Marion County, Oregon; thence South 67° 30' West along said northerly line a distance of 398.72 feet to the Northwest corner thereof; thence South 14° 34' 00" East 370.20 feet to the Southwest corner of said tract; thence North 89° 47' 36" West 51.83 feet to the Southeast corner of that tract of land conveyed to Dale E. Christison and Darlene A. Christison by deed recorded in Reel 76, Page 282, Deed Records for Marion County, Oregon; thence North 14° 34' 00" West along the easterly line of said Christison tract, a distance of 350.00 feet to the Northeast corner thereof; thence South 67° 30' 00" West along the northerly line of said Christison tract, a distance of 131.77 feet to a point which is 660.00 feet West of the East line of said Section 11, thence North 0° 30' East parallel with the East line of said Section 11, a distance of 1454.12 feet to a point on the North line of the Southeast Quarter of said Section 11; thence easterly along said North line, a distance of 660.00 feet to the point of beginning.

Contains 19.57 acres of land, more or less.

Tax Lot 200
Tax Account No. R32163

Beginning 10 chains West of the Northeast corner of the Southeast quarter of Section 11 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, State of Oregon, and running thence South 26.62 chains; thence North 23°45' West 9.68 chains; thence North 50°45' West 4.80 chains; thence North 15° East 16.60 chains; thence East 3.35 chains to the place of beginning in Section 11, Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon.

SAVE AND EXCEPT: Beginning in the center of a County Road at a point which is North 89°49' West 315.48 feet and North 22°30' West 876.91 feet from the Southeast corner of Section 11 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 67°30' East 232.90 feet; thence North 14°34' West 350.00 feet; thence South 67°30' West 281.20 feet to the center of said County Road; thence South 22°30' East along the center of said County Road 346.50 feet to the place of beginning.

SAVE AND EXCEPT: Beginning at the point of intersection of the Northerly line of County Road No. 839 (commonly known as Battle Creek Rd.) and the Easterly line of Market Road No. 25 (commonly known as Reed Road) and being in the Southeast quarter of Section 11, Township 8 South, Range 3 West, of the Willamette Meridian, Marion County, Oregon; thence South 88°11'46" East 39'00" feet along the Northerly line of said County Road to a point; thence North 13°09'17" West 51.01 feet to a point on the Easterly line of said Market Road No. 25; thence South 14°53'55" West 32'00" feet along said Easterly line to the point of beginning.

SAVE AND EXCEPT that portion of the premises herein described lying within the limits of roads, streets and highways

MAY 2 1977

Tax Lot 601
Tax Account No. R32158

Beginning at the Southeast corner of that tract of land conveyed to Kathryn L. Young, Linda S. Schaeffers and Robert W. Nunn by deed recorded in Reel 1021, Page 231, Deed Records for Marion County, Oregon which point is recorded as being North 0° 30' East 1064.65 feet from the Southeast corner of Section 11 in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 0° 30' West along the East line of said Section 11, a distance of 208.73 feet, more or less, to a point on the northerly right-of-way line of Kuebler Boulevard; thence South 69° 58' 53" West along the northerly right-of-way line, a distance of 24.48 feet, more or less, to an angle point in said right-of-way line; thence South 63° 02' 05" West along said right-of-way line a distance of 102.74 feet to an angle point in said right-of-way line; thence South 54° 40' 44" West along said right-of-way line a distance of 167.14 feet to the Southeast corner of that tract of land conveyed to Bernard F. Bednarz and Miriam L. Bednarz, husband and wife, by deed recorded in Volume 681, Page 328, Deed Records for Marion County, Oregon; thence North 14° 34' West along the East line of said Bednarz tract, a distance of 222.00 feet to the Northeast corner thereof; thence North 67° 30' East along the southerly line of said tract described in Reel 1021, Page 231, Deed Records, a distance of 345.77 feet to the point of beginning.

Contains 1.44 acres of land, more or less.

MAY 29 2011

REEL:1950

PAGE: 327

May 29, 2002, 02:46 pm.

CONTROL #: 59651

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 36.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

MAY 29 2002